

Maryland Historical Trust

State Historic Sites Inventory Form

Survey No. B-3689

Magi No. 0436893602

DOE ☐ yes ☒ no

1. Name (indicate preferred name)

historic Old St. Paul's School for Boys Building

and/or common Air Force Bldg.; Mt. Washington Campus Bldg.; Prep School Bldg.

2. Location

street & number 2101 W. Rogers Avenue ☐ not for publicationcity, town Baltimore ☐ vicinity of congressional district 2nd

state Maryland county NA

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military <input checked="" type="checkbox"/> other: vacant

4. Owner of Property (give names and mailing addresses of all owners)

name University of Baltimore

street & number Charles St. & Mt. Royal Avenue telephone no.: (301) 727-6350

city, town Baltimore state and zip code Maryland

5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Courthouse, Room 610 liber

street & number St. Paul and Lexington Streets folio

city, town Baltimore state Maryland

6. Representation in Existing Historical Surveys

title None

☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town state

7. Description

Survey No. B-3689

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The former St. Paul's School for Boys building is located on the Mt. Washington campus of the University of Baltimore in Baltimore, Maryland. The building is situated on gently sloping land and is oriented with the primary facade facing NNW. It is set back approximately 120 feet from West Rogers Avenue.

The irregularly-shaped structure consists of a number of connected rectangular-shaped sections. A c. 1920 photograph of the building indicates that it evolved from an asymmetrical, two-and-a-half story stone and frame house. The random-coursed rubble first-story of the original house can be seen today on the facade (north elevation) and rear (south elevation) of the building. The second story and top half-story are covered with stucco. A semi-hexagonal, three-story tower is inset at the east corner of the north elevation. The walls, which are stucco-over-frame, terminate at the same height as those of the central block. The slate-covered tower roof has a hexagonal base with medium-pitched slopes rising to a peak. This roof intersects the slate-covered hip roof of the central block.

The central block is flanked by two-story hip-roofed wings built on stone foundations. These, like the tower and upper stories of the central block, are of stucco-over-frame construction. Specifically, the walls have a stucco finish applied to a framework of wood lathing nailed to wood siding. The east wing is four bays wide and one bay deep. The west wing is six bays wide and one bay deep. A 1½-story, semi-octagonal bay window abuts the west elevation of the west wing. Parapet walls extend above the roof line of this stucco-over-frame bay window.

A third wing of similar design extends southward from the rear elevation of the east wing with a bay window on the south elevation. The fourth wing consists of four, small, rectangular sections which telescope outward from the south elevation of the central block. The first section, which abuts the central block, is stone on the first story- stucco-over-frame on the second story and has a hip roof. The second section, which abuts the south wall of the first section, is similar. The third and fourth sections are one-story, shed-roofed frame additions with German-sided walls and concrete block foundations.

(Continued - 7.1 and 7.2)

8. Significance

Survey No. B-3689

Period	Areas of Significance—Check and justify below			
<input type="radio"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates	Builder/Architect
check: Applicable Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D and/or Applicable Exception: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G Level of Significance: <input type="checkbox"/> national <input type="checkbox"/> state <input checked="" type="checkbox"/> local	

Prepare both a summary paragraph of significance and a general statement of history and support.

The building is significant for its association from 1923 to 1952 with St. Paul's School for Boys, a well-respected Baltimore preparatory school.

The building was probably constructed as a residence between 1877 and 1896. The building does not appear on the Hopkins 1877 Atlas of Baltimore County, Maryland. According to the Atlas, this lot was part of an 88 acre tract owned by Wallace King. The Baltimore County tax records of 1896 list the property owner as O. E. Robinson. The house was assessed at \$9,000.00 and the livestock, carriages, and furnishings were assessed at \$2,450.00. The house and two outbuildings are shown on the 1898 Bromley Atlas of Baltimore County, Maryland with O. E. Robinson listed as the owner. O. P. Gibson is shown as the owner of the property in the 1911 Baltimore County tax records, when it was assessed at 15,000.00, and the 1915 Bromley Atlas. A c. 1920 photograph of the house shows it to be a picturesque, two-and-a-half-story house. The first story was stone; the upper part of the second story was a board-and batten finish and the rest of the second story, the half attic story and the hexagonal tower were german-sided. A pent roof separated the second and upper story on the facade and a cross-gable intersected the main hipped roof on the east elevation. A classically-detailed porch wrapped around the north east elevation. The photograph also shows three of the four small attached wings which telescope from the rear of the building.

Forty-six square miles of Baltimore County, including the tract that this house stands on were annexed by Baltimore City in 1919. In October 1922, the property was purchased by the St. Paul's School for Boys. The school was supported by the congregation of St. Paul's Protestant Episcopal Church located at Charles Steet and Saratoga Street in Baltimore, Maryland. The school had been founded in 1849 by Dr. William Edward Wyatt, who served as rector of St. Paul's Church from 1827 to 1864. During the 19th century the school, which was patterned after an English choir school, increased its enrollment and, starting in 1866, began to accept boarding students.

(Continued - 8.1)

9. Major Bibliographical References

Survey No. B-3689

Baltimore County Tax Records 1896, 1911, 1918

(see continuation sheet)

10. Geographical Data

Acreage of nominated property _____

Quadrangle name Baltimore West

Quadrangle scale _____

UTM References do NOT complete UTM references

A

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Zone Easting NorthingB

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Zone Easting NorthingC

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D

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E

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F

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H

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Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Kim Kimlinorganization Maryland Historical Trust date 3/15/83; revised 6/10/85street & number 21 State Circle telephone (301) 269-2438city or town Annapolis state Maryland 21401

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

7.1 Description (Continued)

A double-tier wood veranda shelters the north facade of the central block. A simple wood cornice follows the edge of the shed roof of the porch. Square pillars with simple capitals extend from the roof line to the concrete floor of the porch. Stick balustrades connect the pillars on the upper tier.

All of the window and door openings, with only one exception, are covered with boards, or in a few instances, louvered shutters. The main entrance is located on the facade of the central block. This segmental-arched opening has a brick header arch. Boards cover the door frame below the transom bar. This bar and the two mullions which separate the rectangular transom light from the square corner lights, are fluted. The three bays to the west of the entrance have large window openings with segmental, brick header arches and wooden sills. The second story has five bays; four have window openings, and the one located above the main entrance is a door opening. The third story facade has three window openings, however, the center opening is three times the width of the outer openings. The tower has nine window openings, one on each face of the half-hexagon on each of the three floors.

The west wing facade has a symmetrical fenestration. The first story bays are accented by slightly-recessed, round-arched wall sections. This wall treatment, which attempts an arcaded appearance, has one window opening within each recess. Each of the six bays on the second story holds a wide window opening, which is divided vertically by a wide mullion. The asymmetrical arrangement of the openings on the bay window of the west wing suggests the existence of an interior staircase. The rear (south) elevation of the west wing features the previously-described arcaded wall treatment on the six-bay first story, and six wide window openings on the second story.

The east wing has a symmetrical fenestration on the facade (north elevation) with four window openings on each story. The first story has the arcaded wall treatment. The east elevation of the east wing has one boarded-over, tri-part window on the second story. The south wings have boarded-over windows of various sizes with many arranged in multiple sets. The bay window at the rear of the southeast wing, like the one on the west wing, has an asymmetrical window arrangement suggesting an interior staircase.

Located on the east elevation of the southeast wing is the only opening in the structure that is not covered. This doorway has a recessed double door with six-light windows above single panels. The door opening is framed by engaged pilasters and a plain entablature. Other exterior ornamentation is limited to narrow wood cornices which gird the bay windows.

7.2 Description (Continued)

The modest interior detailing includes the panelled wainscoting in the large room to the west of the entrance hall. This room is located in the central block and part of the west wing. Carved corbels support the exposed beams that cross the room. Large wood cabinets are built into the east wall of the adjacent room.

The entrance hall features a pressed tin ceiling, and a staircase with dogleg turns and winders. The staircase is ornamented with cylindrical, turned newel posts with ball finials and stick balusters. The small room to the east of the entrance hall is entered through an oversized, panelled door with transom light set in a round-arched frame. This room, which is located in the base of the tower, has round-arched niches built into the walls on each side of the fireplace.

The historical integrity of the original house is poor as its materials and design are nearly obliterated; however, the integrity of the building after its conversion to a school is good. The structure is in poor condition, deteriorating, and vandalized.

A small frame residence is located just southeast of the building. It is reportedly the former carriage house for the original stone residence. A stuccoed, concrete block gymnasium is located to the east of the main building. An extensive terrace, currently used as athletic fields, is located south of the buildings.

8.1 Significance (Continued)

The school began operations at the building on Rogers Avenue, its fifth location, in September 1923. The property had been purchased for \$26,000 with an additional \$40,000 immediately invested in renovating the house, improving the grounds, and outfitting the new school. In 1926, \$20,000 was spent on enlarging the building to accommodate more students. A choir room and additional dormitory rooms were added in 1933. Further expansion to the school facilities included the construction of the gymnasium in 1938 and the acquisition of 16 additional acres of land in 1941.

During the 1930s and 1940s the school expanded the curriculum, instituted an honor system, and upgraded the academic standards. The school was accredited by the Middle States Association of Colleges and Secondary Schools in 1946. In 1952 the property was sold and the boys school moved to its present location at Brooklandwood in Baltimore County.

The University of Baltimore purchased the suburban Rogers Avenue property from the boys school in order to provide athletic facilities for students enrolled at its campus in downtown Baltimore. It became known as the Mt. Washington Campus of the University of Baltimore. The gym was renovated and put to use along with the athletic fields. The main building was also renovated and, starting in 1954, loaned to the 228th Air Force Reserve Training Center. Reservists from Maryland and other states attended the center for training in radar, communications and engineering. The Air Force occupied the building until the 1960s, and it has been vacant since that time. The University plans to raze the structure in 1985.

9. Major Bibliographical References (Continued)

Beirne, Francis F., St. Paul's Parish, Baltimore: A Chronicle of the Mother Church, Baltimore: The Horn-Schaefer Co., 1967.

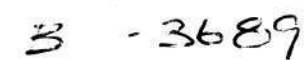
Biographical Files-Maryland Historical Society, Baltimore, Md.

Bromley, Atlas of Baltimore County, Maryland, 1898.

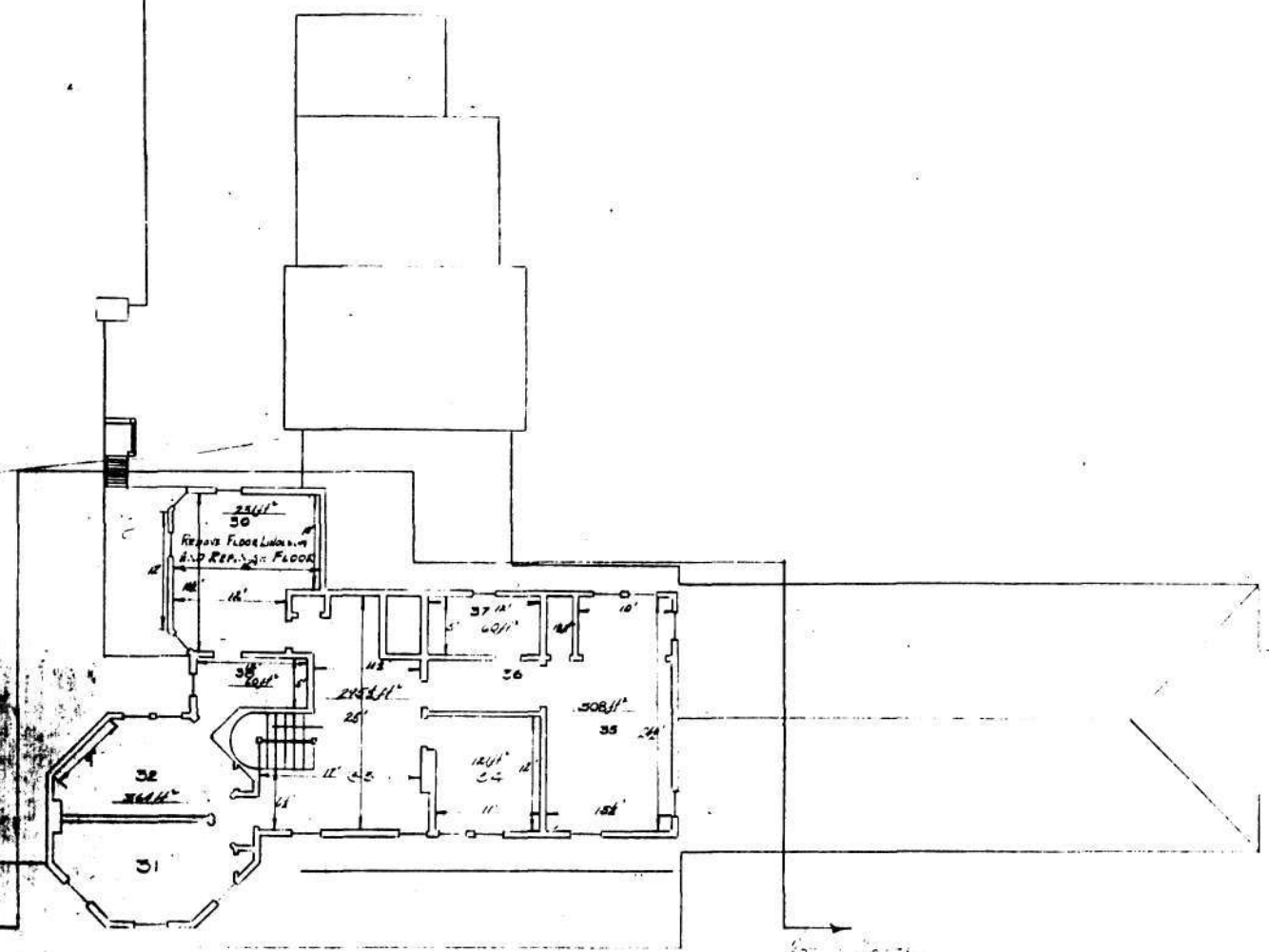
Bromley, Atlas of Baltimore County, Maryland, 1915.

Hopkins, G.M., Atlas of Baltimore County, Maryland, 1877.

Vertical Files-Enoch Pratt Library, Baltimore, Maryland.



1st 10th 6th



THIRD FLOOR PLAN
Scale 1/8" = 1'-0"

B - 3689



THIRD DISTRICT

1877 Atlas of Baltimore County
Surveyed and Published by G.M. Hopkins, C.E.

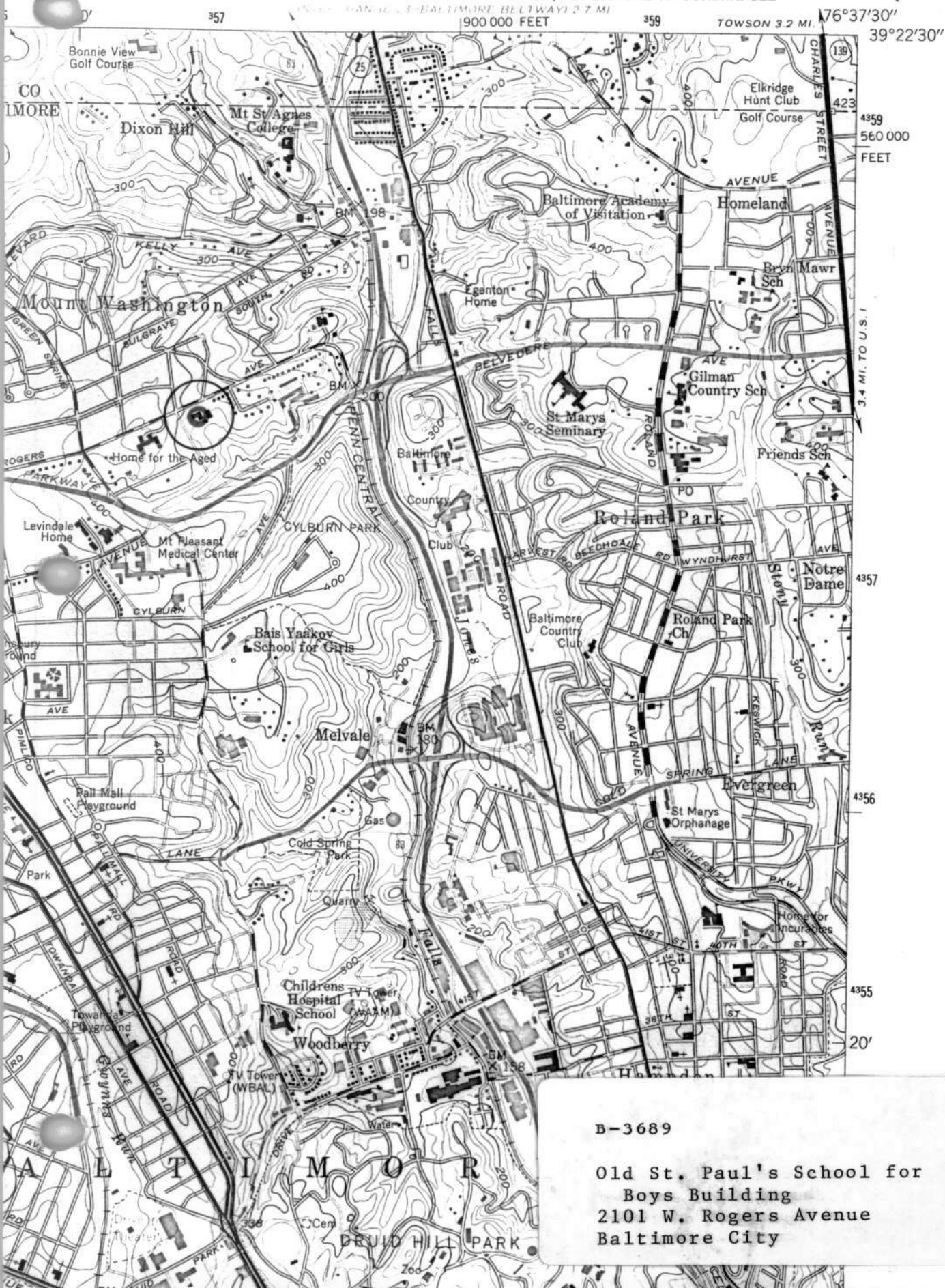
B-3689

BALTIMORE WEST QUADRANGLE

MARYLAND

7.5 MINUTE SERIES (TOPOGRAPHIC)

SW/4 BALTIMORE 15' QUADRANGLE

5662 INE
(TOWSON)

B-3689

Old St. Paul's School for
Boys Building
2101 W. Rogers Avenue
Baltimore City



view of NW elevation

Photo

c. 1920

c. 2629



C. 1920
6-20-29

1920

Survey 6-20-29



B-3689

Old St. Paul's School for Boys Bldg.

owner: University of Baltimore

location: Mt. Washington Campus, 2101 W. Rogers
Avenue, Baltimore, MD

photo: Kim Kimlin

neg. loc.: 21 State Circle, Annapolis, MD

February 1983

ENE elevation of building



B-3689

Old St. Paul's School for Boys Bldg.

owner: University of Baltimore

location: Mt. Washington Campus, 2101 W. Rogers
Avenue, Baltimore, MD

photo: Kim Kimlin

neg. loc.: 21 State Circle, Annapolis, MD

February 1983

N elevation-central block



B-3689

Old St. Paul's School for Boys Bldg.

owner: University of Baltimore

location: Mt. Washington Campus, 2101 W. Rogers
Avenue, Baltimore, MD

photo: Kim Kimlin

neg. loc.: 21 State Circle, Annapolis, MD

February 1983

WSW elevation of building



B-3689

Old St. Paul's School for Boys Bldg.

owner: University of Baltimore

location: Mt. Washington Campus, 2101 W. Rogers
Avenue, Baltimore, MD

photo: Kim Kimlin

neg. loc.: 21 State Circle, Annapolis, MD

February 1983

SW elevation of building



B-3689

Old St. Paul's School for Boys Bldg.
owner: University of Baltimore
location: Mt. Washington Campus, 2101 W. Rogers
Avenue, Baltimore, MD
photo: Kim Kimlin
neg. loc.: 21 State Circle, Annapolis, MD
February 1983
SW elevation of building



B-3689

Old St. Paul's School for Boys Bldg.
owner: University of Baltimore
location: Mt. Washington Campus, 2101 W. Rogers
Avenue, Baltimore, MD
photo: Kim Kimlin
neg. loc.: 21 State Circle, Annapolis, MD
February 1983
NE elevation of building



B-3689

Old St. Paul's School for Boys Bldg.

owner: University of Baltimore

location: Mt. Washington Campus, 2101 W. Rogers
Avenue, Baltimore, MD

photo: Kim Kimlin

neg. loc.: 21 State Circle, Annapolis, MD

February 1983

SW elevation of building



B-3689

Old St. Paul's School for Boys Bldg.

owner: University of Baltimore

location: Mt. Washington Campus, 2101 W. Rogers
Avenue, Baltimore, MD

photo: Kim Kimlin

neg. loc.: 21 State Circle, Annapolis, MD

February 1983

South elevation of building



B-3689

Old St. Paul's School for Boys Bldg.

owner: University of Baltimore

location: Mt. Washington Campus, 2101 W. Rogers
Avenue, Baltimore, MD

photo: Kim Kimlin

neg. loc.: 21 State Circle, Annapolis, MD

February 1983

NW elevation of building



B-3689

Old St. Paul's School for Boys Bldg.

owner: University of Baltimore

location: Mt. Washington Campus, 2101 W. Rogers
Avenue, Baltimore, MD

photo: Kim Kimlin

neg. loc.: 21 State Circle, Annapolis, MD

February 1983

SE elevation of building



B-3689

Old St. Paul's School for Boys Bldg.

owner: University of Baltimore

location: Mt. Washington Campus, 2101 W. Rogers
Avenue, Baltimore, MD

photo: Kim Kimlin

neg. loc.: 21 State Circle, Annapolis, MD

February 1983

N elevation: detail of main entrance



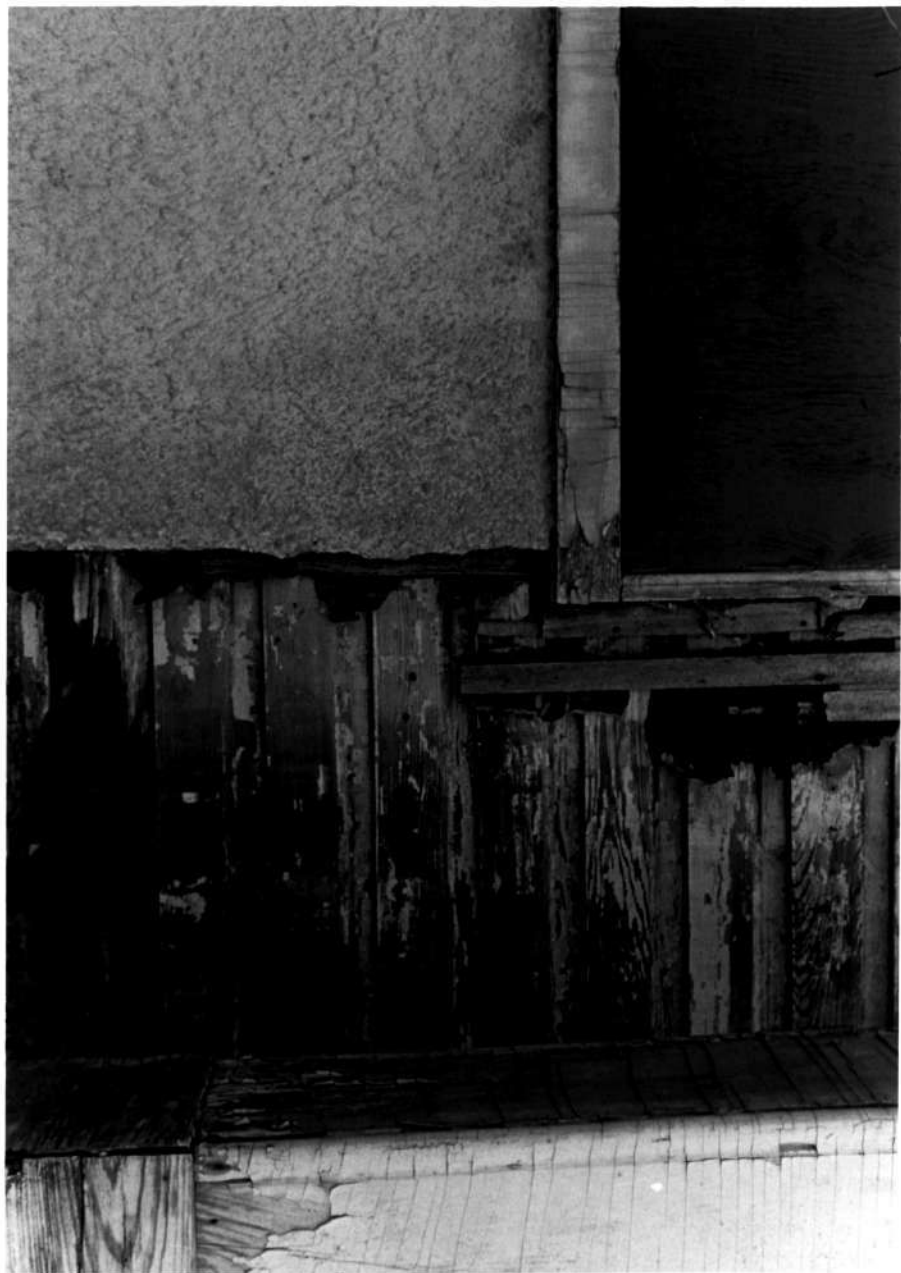
B-3689

Old St. Paul's School for Boys Bldg.
owner: University of Baltimore
location: Mt. Washington Campus, 2101 W. Rogers
Avenue, Baltimore, MD
photo: Kim Kimlin
neg. loc.: 21 State Circle, Annapolis, MD
February 1983
East entrance to SE wing of building



B-3689

Old St. Paul's School for Boys Bldg.
owner: University of Baltimore
location: Mt. Washington Campus, 2101 W. Rogers
Avenue, Baltimore, MD
photo: Kim Kimlin
neg. loc.: 21 State Circle, Annapolis, MD
February 1983
NE view of gymnasium



B-3689

Old St. Paul's School for Boys Bldg.

owner: University of Baltimore

location: Mt. Washington Campus, 2101 W. Rogers
Avenue, Baltimore, MD

photo: Kim Kimlin

neg. loc.: 21 State Circle, Annapolis, MD

February 1983

N elevation: detail of wall of E. wing



B-3689

Old St. Paul's School for Boys Bldg.

owner: University of Baltimore

location: Mt. Washington Campus, 2101 W. Rogers
Avenue, Baltimore, MD

photo: Kim Kimlin

neg. loc.: 21 State Circle, Annapolis, MD

February 1983

NW elevation of building



B-3689

Old St. Paul's School for Boys Bldg.

owner: University of Baltimore

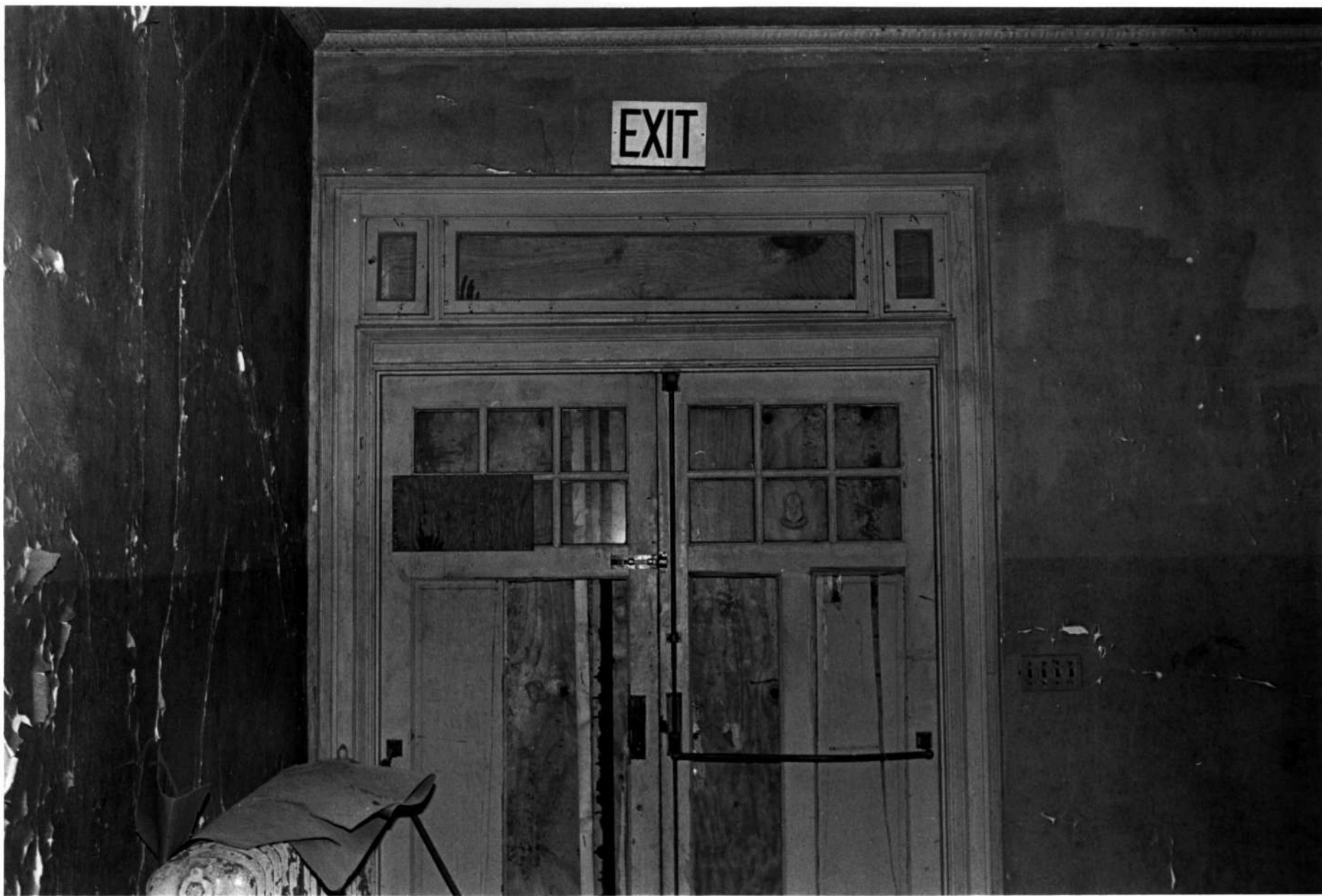
location: Mt. Washington Campus, 2101 W. Rogers
Avenue, Baltimore, MD

photo: Peter Kurtze

neg. loc.: 21 State Circle, Annapolis, MD

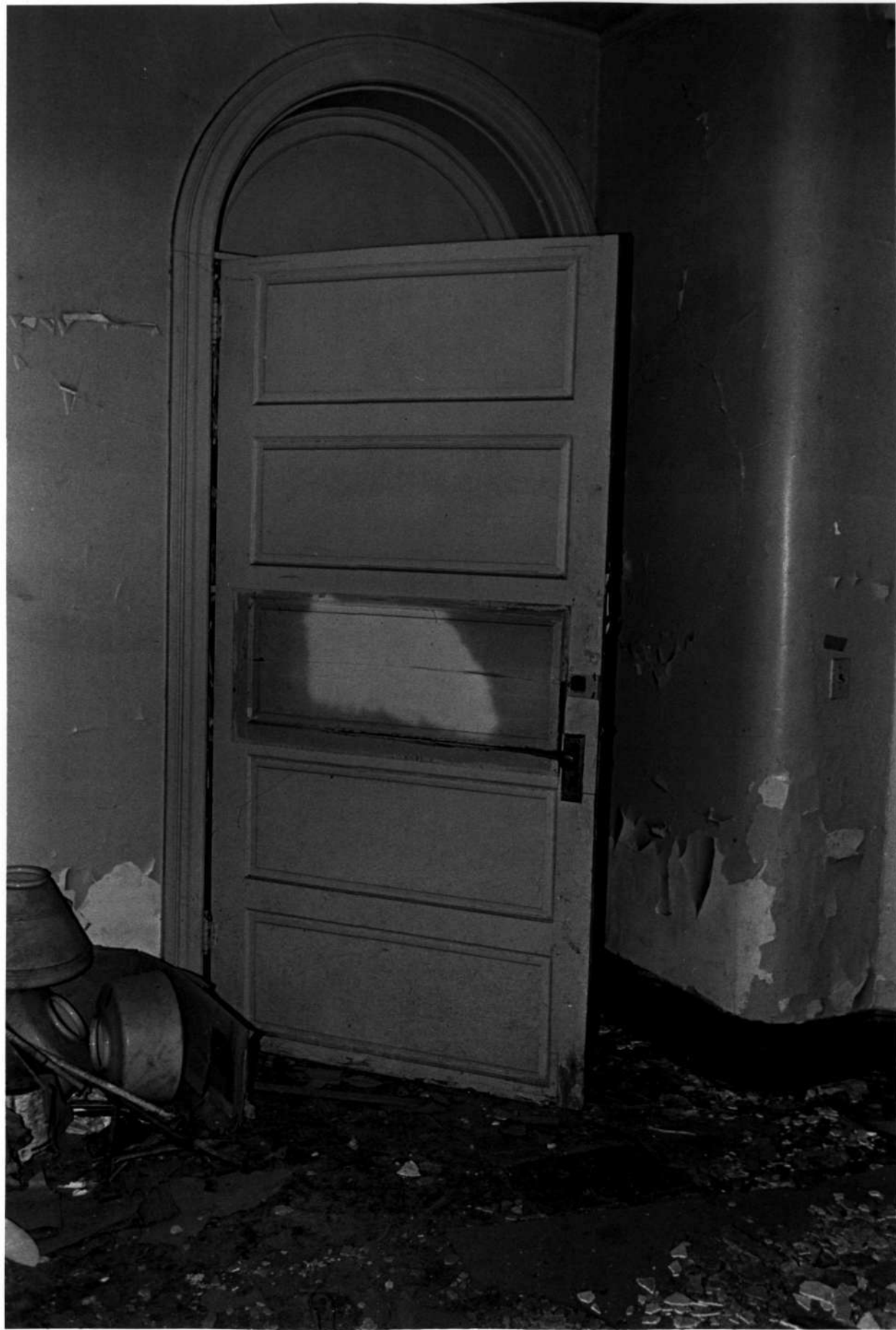
March 1983 / main staircase, view east from
entrance hall

EXIT



B-3689

Old St. Paul's School for Boys Bldg.
owner: University of Baltimore
location: Mt. Washington Campus, 2101 W. Rogers
Avenue, Baltimore, MD
photo: Peter Kurtze
neg. loc.: 21 State Circle, Annapolis, MD
March 1983 / Main entrance doors, view north
from entrance hall



B-3689

Old St. Paul's School for Boys Bldg.
owner: University of Baltimore
location: Mt. Washington Campus, 2101 W.Rogers
Avenue, Baltimore, MD
photo: Peter Kurtze
neg. loc.: 21 State Circle, Annapolis, MD
March 1983 / door detail, view west from room
to east of entrance hall



A black and white photograph of a large, arched doorway. The arch is composed of several concentric moldings. In the center of the arch's pediment, the words "DIRECTOR OF ATHLETICS" are inscribed in a bold, sans-serif font, arranged in three lines. The doorway is set into a dark, textured wall. The interior of the doorway is dark, revealing a glimpse of a room with a large, light-colored rectangular object, possibly a bulletin board or a screen, and some debris or furniture in the shadows.

DIRECTOR
OF
ATHLETICS

Old St. Paul's School for Boys Bldg.

owner: University of Baltimore

location: Mt. Washington Campus, 2101 W. Rogers
Avenue, Baltimore, MD

photo: Peter Kurtze

neg. loc.: 21 State Circle, Annapolis, MD

March 1983 / door detail, view east from
entrance hall

B-3689



B-3689

Old St. Paul's School for Boys Bldg.

owner: University of Baltimore

location: Mt. Washington Campus, 2101 W. Rogers
Avenue, Baltimore, MD

photo: Peter Kurtze

neg. loc.: 21 State Circle, Annapolis, MD

March 1983/ Window detail, view south from room
to west of entrance hall



Old St. Paul's School for Boys Bldg.

owner: University of Baltimore

location: Mt. Washington Campus, 2101 W. Rogers
Avenue, Baltimore, MD

photo: Peter Kurtze

neg. loc.: 21 State Circle, Annapolis, MD

March 1983 / Door and wainscot detail, view
south from room to west of entrance hall

B-3689



B-3689

Old St. Paul's School for Boys Bldg.

owner: University of Baltimore

location: Mt. Washington Campus, 2101 W. Rogers
Avenue, Baltimore, MD

photo: Peter Kurtze

neg. loc.: 21 State Circle, Annapolis, MD

March 1983 / Ceiling detail, view north from

room to west of entrance hall



Old St. Paul's School for Boys Bldg.

owner: University of Baltimore

location: Mt. Washington Campus, 2101 W. Rogers
Avenue, Baltimore, MD

photo: Peter Kurtze

neg. loc.: 21 State Circle, Annapolis, MD

March 1983 / Wainscot detail, view southwest
from room to west of entrance hall

B-3689



B-3689

Old St. Paul's School for Boys Bldg.

owner: University of Baltimore

location: Mt. Washington Campus, 2101 W. Rogers
Avenue, Baltimore, MD

photo: Peter Kurtze

neg. loc.: 21 State Circle, Annapolis, MD

March 1983 / Ceiling detail, view southeast

from room to west of entrance hall



B-3689

Old St. Paul's School for Boys Bldg.

owner: University of Baltimore

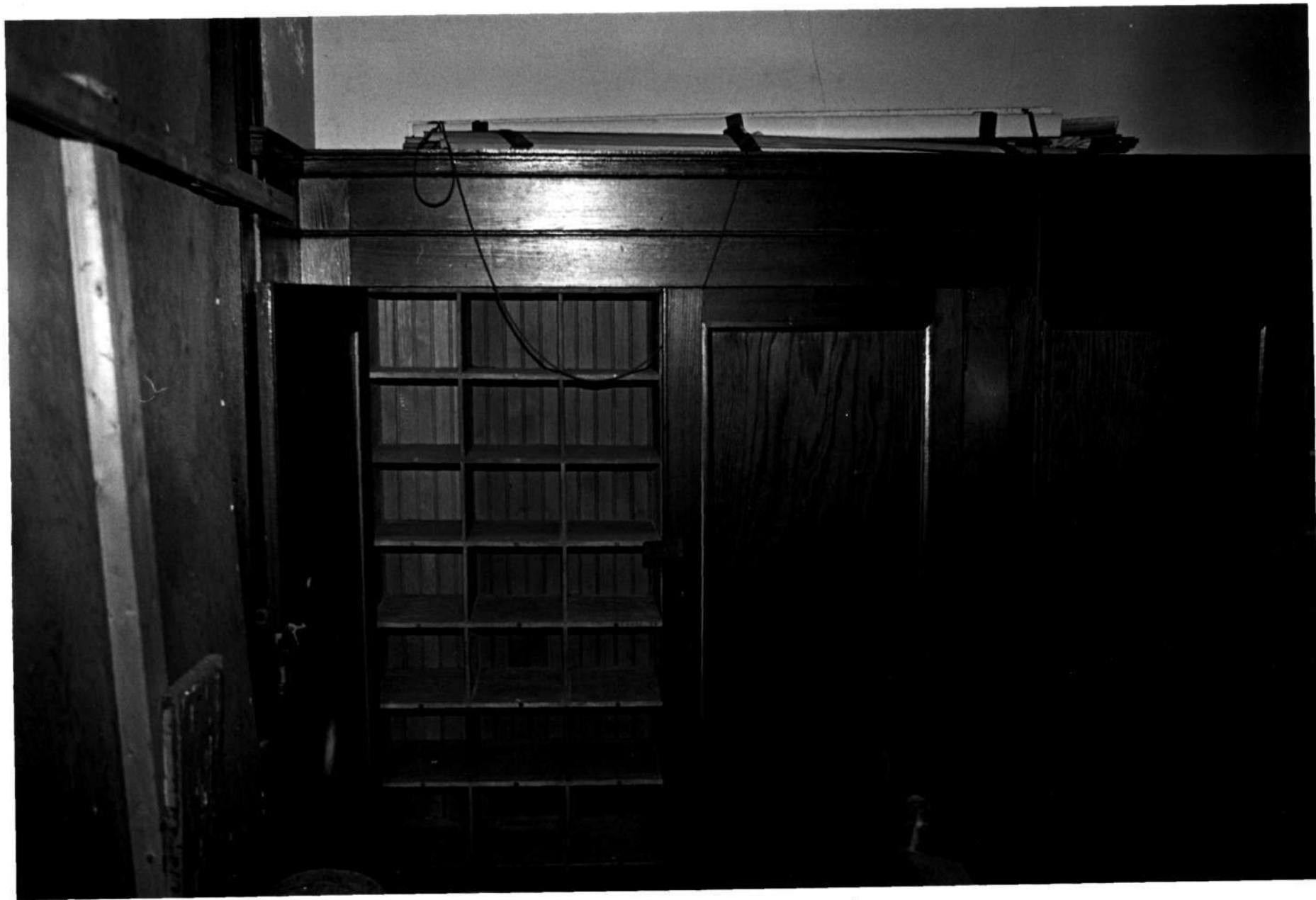
location: Mt. Washington Campus, 2101 W. Rogers
Avenue, Baltimore, MD

photo: Peter Kurtze

neg. loc.: 21 State Circle, Annapolis, MD

March 1983 / Ceiling detail, view southwest

from room to west of entrance hall



Old St. Paul's School for Boys Bldg.

owner: University of Baltimore

location: Mt. Washington Campus, 2101 West
Rogers Avenue, Baltimore

photo: Peter Kurtze

neg. loc.; 21 State Circle, Annapolis, MD

March 1983/ Cabinet, view east from west wing

B-3689